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TO: House of Delegates – Ways and Means Committee

FROM: Real Property Section of the MSBA

RE: HB 1188 -- Excess Ownership of Single-Family Residences Excise Tax (End Hedge Fund Control of Maryland Homes Act of 2026)

Hearing Date: March 5, 2026

POSITION: Informational

DATE: March 3, 2026

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The Real Property Section of the MSBA offers suggested revisions to HB 1188 -- Excess Ownership of Single-Family Residences Excise Tax (End Hedge Fund Control of Maryland Homes Act of 2026) should the Committee consider issuing a favorable report.

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14 (2) “SINGLE-FAMILY RESIDENCE” DOES NOT INCLUDE:

15 (I) AN UNOCCUPIED SINGLE-FAMILY RESIDENCE ACQUIRED

16 THROUGH FORECLOSURE;

17 (II) A SINGLE-FAMILY RESIDENCE THAT IS:

18 1. NOT RENTED OR LEASED **FOR MORE THAN 14 DAYS PER**  
**CALENDAR YEAR; AND OR**

19 2. USED AS THE PRINCIPAL RESIDENCE OF ANY PERSON

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**Marisa A. Trasatti**  
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**Natasha Dartigue**  
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**Natasha M. Nazareth**  
Treasurer

**Anna S. Sholl**  
Executive Director

20 WHO HAS AN OWNERSHIP INTEREST IN THE APPLICABLE TAXPAYER THAT OWNS THE

21 SINGLE-FAMILY RESIDENCE; OR

Thank you for your consideration. Please contact Bill O'Connell at [bill.oconnell@fnf.com](mailto:bill.oconnell@fnf.com) or 410-992-2324 if you have any questions or need further assistance.